

117.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

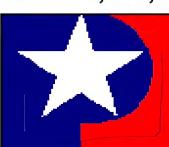
Total Card / Total Parcel

USE VALUE:

1,110,000 / 1,110,000

ASSESSED:

1,110,000 / 1,110,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
79		DOTHAN ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: RIBEIRO RAMIRO MAGALHAES	
Owner 2: GARCIA FERNANDA TOUSO	
Owner 3:	

Street 1: 79 DOTHAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: SECO PROPERTIES LLC -

Owner 2: -

Street 1: 215 LEXINGTON ST

Twn/City: WOBURN

St/Prov: MA Cntry:

Postal: 01801

## NARRATIVE DESCRIPTION

This parcel contains 9,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2855 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9600		Sq. Ft.	Site		0	70.	0.74	6									495,600						495,600	

Total AC/HA: 0.22039

Total SF/SM: 9600

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 495,600

Spl Credit

Total: 495,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

75199
GIS Ref
GIS Ref
Insp Date
09/18/18

## USER DEFINED

Prior Id # 1: 75199	
Prior Id # 2:	
Prior Id # 3:	
Date 12/10/20	Time 23:35:39
mmcmakin	

## PRINT

Date 12/10/20	Time 23:35:39
LAST REV	
Date 05/13/19	Time 13:12:13
mmcmakin	
9076	

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SECO PROPERTIES	72412-311	1	4/2/2019		1,080,000	No	No		
SEASER PROPERTI	72040-278	1	12/20/2018	Intra-Corp	800,000	No	No		
PICARDO ERIKA &	69868-327		8/31/2017	Change>Sale	601,000	No	No		12/18/2017 WPA FORM 5 BK 70400 PG 22.
PICARDO NICHOLA	61093-252		1/30/2013	Convenience	1	No	No		
OHANIAN JOHN	50158-191		9/27/2007		355,000	No	No		
OHANIAN FLORENC	9073-28		2/5/2002	Family		No	No	N	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/27/2017	1678	Heat App	7,800	C					9/18/2018	Meas/Inspect	DGM	D Mann
11/2/2017	1457	Inter Fi	177,500	C					1/16/2009	Meas/Inspect	189	PATRIOT
11/8/2007	1036	Redo Kit	33,000			G9	GR FY09	remodel bathroom a	12/3/2008	MLS	MM	Mary M
									3/8/2000	Inspected	264	PATRIOT
									2/9/2000	Measured	264	PATRIOT
									8/31/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /

